Denny & Salmond
Residential Sales & Letting Agents

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32 Clayfield Drive, Malvern, WR14 1RB

Located in a quiet cul-de-sac, this modern three bedroom end of terrace house is within easy reach of local primary schools. The accommodation comprises in brief; entrance hall, living room, kitchen/dining room, sun room, three bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, parking and a rear garden. Sorry no housing benefit, pets or smokers, Available to let on an unfurnished basis from January.

- End of Terrace House
- Three Bedrooms
- Cul-de-Sac Location
- Kitchen/Dining Room
- Living Room & Sun Room
- Dbl Glazing & GC Heating
- Parking & Gardens
- Available from January
- EPC Rating - D67

£725 Per calendar month

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Entrance
From the recessed porch and via double glazed panel door opens into the entrance hall. Having a radiator and glazed panel living room. Staircase rising to first floor.

Living Room 3.73m x 3.66m (12'3" x 12'0")
Double glazed window to front aspect and radiator, brick chimney breast and understairs storage cupboard. A glazed panelled door opens to:

Kitchen/Dining Room 4.62m x 3.12m (15'2" x 10'3")
Fitted with a comprehensive range of wall and base units with roll top work surfaces over and tiled splashbacks. Stainless steel 1 ½ bowl sink and drainer with mixer tap over. Fitted "Siemens" electric oven and four ring gas hob with stainless steel canopy extractor over. Fitted fridge/ freezer, space and plumbing for automatic washing machine and dishwasher. Wall mounted "Ideal" boiler. Radiator, double glazed window to rear aspect and double glazed door opening into sun lounge. Ample space for dining table and chairs.

Sun Lounge 1.98m x 1.91m (6'6" x 6'3")
Having double glazed windows and door leading to the rear garden.

Landing
Loft hatch and access to all first floor accommodation. Airing cupboard housing factory lagged hot water cylinder.

Bedroom One 3.51m x 2.74m (11'6" x 9'0")
Double glazed window to front aspect and radiator.

Bedroom Two 3.45m x 2.44m (11'4" x 8'0")
Double glazed window to the rear aspect and radiator.

Bedroom Three 2.29m x 1.78m (7'6" x 5'10")
Double glazed window to front aspect, radiator and fitted wardrobe with hanging and shelving.

Bathroom
Fitted with a white suite comprising; panelled bath with "Triton" electric shower over and fitted with a shower screen, pedestal wash hand basin and low level WC. Part tiled walls, radiator, extractor fan and double glazed obscure window to rear aspect

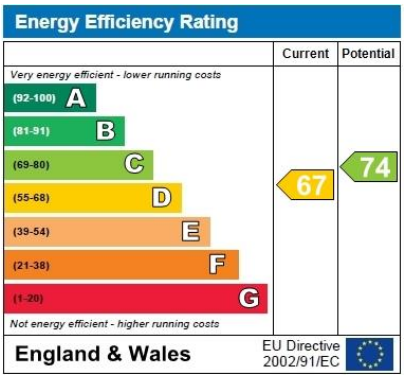
Outside
To the front the property benefits from off street parking, a side path and gate provide access to the rear of the property.
The rear garden is enclosed by panelled fencing and mainly laid to lawn. There is a shed and exterior lighting

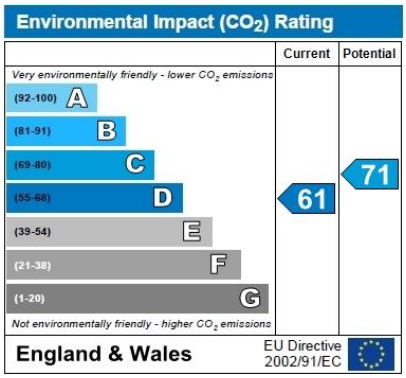
Directions
From our Malvern office proceed towards Malvern Link bearing left on to North Malvern Road and right into Cowleigh Road. Proceed past The Star public house and take the right hand turn down the hill into Cowleigh Bank. Turn right in to Clayfield Drive and the house will be indicated by our agent's FOR LET board on the right hand side.

Council Tax
We understand that this property is council tax band B.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Agreement
The tenancy agreement will be set up on an initial 6 months period.
Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy)
Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the tenancy agreement and an additional upfront fee between £50.00 - £90.00 for the checkout report at the conclusion of the tenancy (costs available on request).
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified rent is exclusive of all out goings.
Renewal tenancy agreements are charged at £25.00 plus VAT
Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

Disclaimer
Photographs of this property were taken prior to the current tenants occupation.
The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.





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